

**CHADDS FORD TOWNSHIP
PLANNING COMMISSION**

September 8, 2004

M I N U T E S

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, September 8, 2004. Present were Chairman William J. Taylor, Vice-Chairman Maurice Todd, and members Fred Reiter, Paul Vernon and M. Gordon Daniels. Also in attendance were Kevin Matson, EIT, for James C. Kelly, Township Engineer and Maryann D. Furlong, Planning Commission Secretary.

CALL TO ORDER

The meeting was called to order at 7:35 PM.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES OF August 11, 2004

Upon motion and second (Reiter, Vernon) the minutes of the August 11, 2004 Planning Commission meeting were unanimously approved.

DICKINSON/FARRELL - LOT LINE CHANGE KEEPSAKE LANE – Second Review

Joseph Farrell of 110 Keepsake Lane was present to discuss his application for a lot line change. Mr. Matson's comments on outstanding issues as contained in his review letter of August 11, 2004, were as follows:

Comment 2: Proof of notification to abutting land owners is necessary. Mr. Farrell stated that he had return receipts from certified mailings to abutting landowners and would retrieve same from his car. After further review of the plan, Mr. Matson asked that an additional neighbor at 106 Keepsake Lane also be notified and that another notice be sent to the current owner of Camp Sunset Hill, either the Girl Scouts or Toll Brothers.

Comment 3: An original seal and signature must be added to the plan.

Comment 4: A DEP Form certifying that the lot line change involves no new building must be executed through the Township's Sewage Enforcement Officer.

Comment 5: The location of the surveyor's pin placement needs to be added to

plan and physically installed at the site.

Comment 6: New legal descriptions need to be generated. Mr. Farrell replied that same is being done.

The plan has not yet been revised pursuant to comments made by Commission members and the Township Engineer at the August 11th meeting. Mr. Matson asked if any comments or objections had been received by the Township. Mrs. Furlong replied that she knew of none and there had been no comments at the August 11th Planning Commission meeting.

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Mr. Matson suggested that although none of the issues were serious enough to delay Planning Commission's suggested approval to the Board of Supervisors, it would be beneficial for Mr. Farrell to make the necessary revisions and then appear at the October 13th Planning Commission meeting for final review.

BRANDYWINE CONSERVANCY – 6 Station Way Road – Parking Issue

James Fritsch of Regester Associates appeared for the applicant Brandywine Conservancy and presented a revised plan regarding on-site parking at 6 Station Way Road.

Mr. Fritsch explained the revised proposal and commented on Township ordinances as might pertain to same.

Commission members questioned the applicant's engineer as follows:

- In response to a question by Mr. Reiter, Mr. Fritsch stated that the existing shed will be removed;
- Mr. Taylor asked if the occupant of the building in the back, a residence, will use the new driveway. Mr. Fritsch suggested that it be designated that the resident continue to use the current access and not the new driveway, and
- Mr. Todd questioned the turnaround area for the back parking lot. Mr. Fritsch sufficiently addressed those concerns.

Additionally, Mr. Fritsch stated that a note will be added to the plan stating that the existing well will be abandoned and that the same type of lighting as exists at the maintenance shed will be used. Mr. Matson questioned the size of the parking spaces and Mr. Fritsch confirmed that the spaces will be 9' by 18'.

Mr. Fritsch will revise the plans as discussed and appear at the next meeting.

BRYAN HOFFMAN PRELIMINARY/FINAL SUBDIVISION APPLICATION 32 Bullock Road – Sketch Plan Presentation

James Fritsch of Regester Associates was present to represent applicant Bryan Hoffman of 32 Bullock Road. The approximate six (6) acre site presently includes an existing house, with a pond and stream to rear of property. The applicant is proposing a simple subdivision with the existing house remaining on Lot #1 and a new home to be built on Lot #2. The existing driveway will be extended and the same access onto Bullock Road will be used.

Mr. Reiter questioned how much of the driveway will be shared and how wide it will be. Mr. Fritsch replied that just a small section in the front will be shared and that the width of the common portion will be eighteen feet (18') at its narrowest point.

Neighbor Bob Hobbs questioned the stormwater management plan being proposed. Mr. Fritsch briefly reviewed the plan. Mr. Hobbs suggested utilizing existing ponds in the Waterford development for this purpose to minimize disturbance to existing trees and land and to benefit the water level of the Waterford ponds. Mr. Todd suggested that such would be beneficial to the environment and Planning Commission members suggested that this option be investigated. Mr. Fritsch agreed to review the suggestion, but stated that it may not be cost effective to applicant.

Mr. Hobbs asked that the sewage bed be moved further back from the property line to avoid runoff into his pond in case of failure. Mr. Matson added that Township Ordinance 104 includes references to riparian buffers that might come into play in the project and suggested that Mr. Fritsch review the newly adopted ordinance.

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Mr. Matson commented that a lot with no street frontage must have a twenty foot (20') wide driveway. The Township engineer also questioned the

proximity of the sewage system on Lot #1 to the driveway since driving over a sewage field is prohibited by state law. The line of site distance on Bullock Road was discussed with Mr. Fritsch suggesting that the driveway location is currently a problem and may have to be moved.

TURNER'S MILL PRELIMINARY/FINAL LAND DEVELOPMENT

APPLICATION –

First Review

Kevin Matson of Kelly Engineers, representing applicant Chadds Ford Township, was present to review a plan to renovate and expand the old mill for use as the new Chadds Ford Township Hall. A wastewater treatment plant is also planned for the site. Highlights of Mr. Matson's presentation are as follows:

- Mr. Matson stated that it had been necessary to have a bog turtle analysis performed to insure that the endangered turtles were not present at the site. The report had come back negative;
- Highway occupancy plans will be submitted to PennDOT to permit access onto Ring Road;
- On site water is proposed, but there has been some talk of tying into Chester Water Authority lines in conjunction with the Brandywine Battlefield;
- Proposed lighting will comply with Township ordinances;
- Parking calculations have been based on the entire square footage of building, not just public areas. Fifty-three (53) parking spaces are planned;
- An existing gas main runs along Route 1 and diagonally across the site. Mr. Reiter suggested that it is the Columbia Pipeline. Mr. Matson will check into the positions of both the pipeline and the CWA line;
- A General permit for earth disturbance will be necessary from DEP and Delaware County Conservation District;
- Permits appropriate for wastewater treatment plants will be sought from DEP;
- Revised legal descriptions will be necessary;
- Externally illuminated signs are proposed for both Route 1 and Ring Road, and
- Some existing culverts need to be rerouted so that rainwater is discharged around the building.

Planning Commission members commented as follows:

- Mr. Vernon questioned the location and number of spaces for overflow parking with Mr. Daniels also suggesting as much

- designated parking as possible;
- Mr. Todd said that some definition of fire lanes is necessary and asked if fire lanes will be marked with either signs or stripping;
- Mr. Taylor asked if designated parking spaces will be marked at sewer plant;
- Mr. Taylor suggested that the WWTP area be gated, but if not, will that area be excluded from overflow parking;
- Commission members suggested diversion of all disturbance around the existing sycamore tree;
- Zoning relief will be needed and specifics were discussed;

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- Mr. Taylor asked if any improvements are planned for a deceleration lane at the intersection of Route 1 and Ring Road, and
- Mr. Taylor also questioned the ability of sewage trucks to negotiate the entrance to the site from Ring Road.

Mr. Todd suggested that the review process was being bypassed and that the application should be reviewed by an impartial engineer. Mr. Matson replied that the Township would be receiving review comments from Delaware County Planning Department, Delaware County Conservation District, the Department of Environmental Protection and PennDOT and same should be sufficient for the purpose of providing a number of independent reviews. Mr. Taylor suggested that the Township Solicitor be consulted prior to any recommendations for approval.

Adjourned at 9:15 PM.

Respectfully submitted,

MARYANN D. FURLONG
Planning Commission Secretary